

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON SEPTEMBER 8, 2010 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Rice, Chair called the meeting to order.

Present: Bryan Rice, Chair
William Seitz, Vice Chair
Ryan Thum, Secretary
Malvin Wells, Member
Robert Miller, Member
Frank Lau, Member
John Tuttle, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Jamie MacLean, Development Planner
Brea Hopkins, Planning & Zoning Technician

Absent: Joel Donahue, Member
Walt Haynes, Member

DETERMINATION OF A QUORUM:

Mr. Thum established the presence of a quorum.

APPROVAL OF AGENDA:

On a motion by Mr. Miller, seconded by Mr. Thum, and unanimously carried the agenda was approved as amended with the addition of Liasion Member Appointments, Proposed Ordinance Amendments to New Business.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Seitz, seconded by Mr. Wells, and unanimously carried the consent agenda was approved.

PUBLIC ADDRESS:

Mr. Rice opened public address there being no speakers the public address was closed.

PUBLIC HEARING:

Request by Macon C. Sammons to add approximately 20.377 acres to existing Agricultural and Forestal District #6 that currently consists of 1329 acres and 11 property owners. The property is located on Hurst Road (Rt. 782) and is further identified as tax map parcels 097-A-122 and 097-A-121 (Acct No(s). 020096 and 020097) in the Shawsville Magisterial District (District C). The property currently lies in an area designated as Rural in the Comprehensive Plan.

Mr. Rice introduced the request.

Mrs. MacLean reviewed the location of the property proposed to be added to the Agricultural & Forestal District (AFD-6). The parcel is approximately 20 acres in size. The district was established in 1981 and will be reviewed again in 2017. Presently it consists of 11 landowners and 1,339 acres. Mr. Sammons owns property within the district currently and is requesting to add the additional parcel. The AFD advisory committee met on August 24th and recommended approval of the proposed addition.

Mr. Rice asked about the benefits of placing property within an AFD district.

Mrs. MacLean stated there could be a slight reduction in taxes if the owner also participates in land use. The district provides protection from developments such as power lines and rezoning requests.

Mr. Rice opened the public hearing; however, there being no speakers the public hearing was closed.

Mr. Wells stated it seemed reasonable to include the additional property in the existing district.

Mr. Miller stated the property owner currently owns a major portion of the district and there were no concerns from the Agriculture Forestal District Advisory Committee.

On a motion by Mr. Wells, seconded by Mr. Seitz, and carried by a 7-0 vote the Planning Commission recommended approval of the request by Macon C. Sammons to add approximately 20.377 acres to existing Agricultural and Forestal District #6.

OLD BUSINESS:

Landscape ordinance amendments

Ms. Hopkins reviewed possible amendments to the landscaping and buffering regulations found in Section 10-43 of the Montgomery County Code. The amendments would include revising buffer yard requirements, tree canopy requirements, parking requirements, and adding a recommended tree species list. Staff's goal is to create flexibility in the landscaping requirements and provide more guidance to the developers.

It was the consensus of the commission to proceed with advertising the public hearing.

NEW BUSINESS:

Liaison Appointments

Mr. Rice made the following Liaison appointments:

Mr. John Tuttle will serve as liaison to the Economic Development Committee.

Mr. Frank Lau will serve as liaison to the Blacksburg Planning Commission.

Subdivision Ordinance Amendment

Mr. Rice discussed changes to approved subdivision approvals and the issues that can arise such as access. He suggested the subdivision ordinance be amended to require that changes to an approved major subdivision plat come before the planning commission and board of supervisors prior to the plat being revised.

Mr. Miller asked if proposed language had been developed.

Mr. Sandy stated the concern is with major subdivisions where access extensions are not preplanned. Language has not been developed due to the complexity of allowing landowners to purchase additional property with a minor boundary line adjustment. The county attorney may advise that restrictions could not be applied to family subdivisions.

Mr. Muffo stated his concern is that within 10-20 years people living within the family subdivision are no longer family. More confusion is created when this occurs on a private road because the new owners want county services.

Mr. Seitz asked if more acreage is added to a subdivision would it have to conform to the covenants.

Mr. Thum stated not necessarily.

Mr. Rice stated subdivision covenants are not enforced by the county. Covenants are civil matters that have to be resolved in court.

Mr. Sandy stated it may be as simple as any changes to a major subdivision would need to be submitted for approval. He noted he was unsure if a public hearing could be required. The issue will be discussed with the County Attorney for his advice prior to proceeding.

LIAISON REPORTS:

Board of Supervisors- Mr. Muffo stated the Board has been discussing the proposal to build two (2) new schools.

Agriculture & Forestal District- Mr. Miller stated the Agriculture & Forestal District met and discussed the Sammons addition to AFD 6.

Blacksburg Planning Commission– No report.

Christiansburg Planning Commission– Mr. Rice stated Ann Carter was appointed to fill a space on planning commission.

Economic Development Committee- No report.

Public Service Authority– Mr. Wells stated 2 meetings had been held. VDH grant applications are being filed for the Shawsville and Plum Creek area. Improvements have been made to the RAAP water system.

Parks & Recreation- No report.

Radford Planning Commission- No report.

School Board- Mr. Seitz stated the school board had held discussions regarding the recommendation of the capital budget. There was a split vote; however, the recommendation is going forward to Board of Supervisors.

Transportation Safety Committee- No report.

Planning Director's Report- Mr. Sandy discussed the 2010 Commonwealth Land Use and Zoning Conference, Hotel Roanoke, October 10-12, 2010. Members who wish to attend should notify Brea Hopkins.

Mr. Sandy stated additional information had not been received regarding the cell tower. The request will most likely be discussed in October. Notifications will be sent to adjoining owners.

There being no further business, the meeting was adjourned at 7:45 pm.